

# \$539,900 - 147 Mckenzie Towne Drive Se, Calgary

MLS® #A2200842

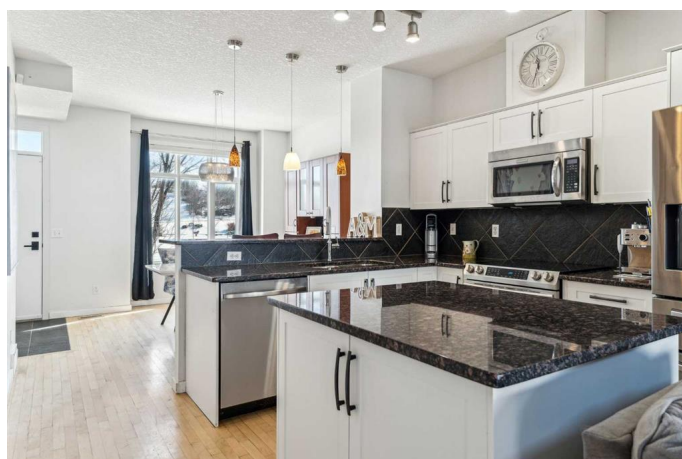
**\$539,900**

3 Bedroom, 4.00 Bathroom, 1,685 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to your dream home in the heart of McKenzie Towne—where timeless charm meets stylish, modern living! This exceptional 3-storey townhouse with AIR CONDITIONING offers over 2,000 SQ.FT. OF BEAUTIFULLY FINISHED LIVING SPACE across four levels, with thoughtful renovations, designer finishes, and a layout that effortlessly adapts to your lifestyle. Step inside to a bright and open main floor where GLEAMING HARDWOOD FLOORS flow from the dining area into the heart of the home—a beautifully renovated kitchen. You™ll love the UPDATED CABINETS WITH SOFT-CLOSE HINGES, GRANITE COUNTERTOPS, CENTRAL VACUUM WITH KICKPLATE, TILED BACKSPLASH, and PREMIUM STAINLESS STEEL APPLIANCES. An added pantry provides extra storage, while the open-concept design makes this space perfect for both daily living and entertaining. The SPACIOUS LIVING ROOM features soaring ceilings and opens onto your own PRIVATE, FENCED BACKYARD, complete with a CEMENT PATIO, SYNTHETIC GRASS, GRAVEL LANDSCAPING, and GARDEN BOXES—a low-maintenance oasis for summer barbecues or your morning coffee. Upstairs, the SECOND-FLOOR BEDROOM SUITE offers incredible space, complete with a PRIVATE 4-PIECE ENSUITE, making it ideal for teens, roommates, or extended family. The entire top floor is a true showstopper—your MASTER RETREAT. Enjoy VAULTED CEILINGS, a



cozy nook for reading or relaxing, a MASSIVE WALK-IN CLOSET, and an ULTRA-LUXURIOUS 5-PIECE ENSUITE featuring a 4x5 GLASS-TILED SHOWER, PORCELAIN COUNTERTOPS, a FREESTANDING SOAKER TUB, DOUBLE SINKS, a STUNNING CHANDELIER, and rich tilework that feels straight out of a magazine. The FULLY FINISHED BASEMENT adds even more flexibility with a large recreation room, a 3-PIECE BATHROOM, new flooring, fresh paint, a closet, and a FOOD PREP AREA WITH MARBLE COUNTERS AND UPPER CABINETS—perfect for a guest suite, gym, home office, or all three. This home has been meticulously maintained and UPGRADED THROUGHOUT, including NEW SHINGLES WITH UPGRADED VENTS (2023), NEW FENCING (2022), NEW IRRIGATION LINES (2024), and NEW FLOORING IN THE MASTER SUITE AND BASEMENT. The kitchen and multiple areas have been freshly painted, and both bathrooms have received extensive high-end renovations. The DETACHED DOUBLE GARAGE offers ample storage and year-round vehicle protection. Inside, you'll notice how peaceful it feels—thanks to thick walls and EXCELLENT SOUND BARRIER CONSTRUCTION. The well-managed condo board is proactive, keeping CONDO FEES LOW AT \$366.02/MONTH, which includes building insurance, taxes, snow removal, landscaping, irrigation, common utilities, garbage and recycling, and healthy reserve funding. McKenzie Towne is a vibrant, community-focused neighborhood full of character. Mature trees, walkable paths, beautiful seasonal colours, and community events make it a truly special place to live. You're just minutes to schools, parks, transit, and the shops and restaurants of both High Street and 130th Avenue.

Built in 2004

## Essential Information

MLS® #	A2200842
Price	\$539,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,685
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	147 Mckenzie Towne Drive Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J8

## Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s), Double Vanity, Vinyl Windows, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Electric Range, Garage Control(s), Washer
Heating	Natural Gas, Floor Furnace
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Beach, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	42
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.